

This superb apartment is situated in one of Belfast's most sought after city centre residential locations. This property is finished to a very high standard with a feeling of quality throughout including feature solid timber flooring.

Briefly the accommodation comprises of a bright and spacious lounge with dining area, while also benefiting from an enclosed balcony that offers stunning views towards Albert Clock and over the city. There is a modern fitted kitchen that offers well designed storage and a range of appliances, two generous double bedrooms (one with ensuite shower room) and modern bathroom.

Additionally there is a secure and enclosed private parking space.

Centrally located there are a host of amenities virtually on one's doorstep including Victoria Square and the Cathedral Quarter. With so much and more to offer this superb bespoke apartment will have wide ranging appeal, thus early viewing is highly recommended.

Offers Over  
£295,000

Apt 55 Custom House  
Square,  
4 Ulster Street,  
BELFAST,  
BT1 3EW

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Viewing by  
appointment  
through agent  
028 9066 3030

- Superb Second Floor Two Bedroom Apartment with Balcony Overlooking Custom House Square
- Stair and Lift Access to the Second Floor
- Entrance Hall with Utility Cupboard
- Large Lounge Open Plan to Dining Room with Balcony
- Open Plan to Modern Fitted Kitchen with Range of Integrated Appliances
- Two Excellent Double Bedrooms, Principal Bedroom with Ensuite and Faux Balcony
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- One Secure Allocated Car Parking Spaces
- Superb central location with host of amenities virtually on one's doorstep & easily accessible to transport links including City Airport
- Ideal for wide range of buyers with early viewing recommended
- Currently tenanted at £1350 per month

The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL: Lift and stairs to . . .

Second Floor

Hardwood front door to . . .

ENTRANCE HALL: Low voltage spotlights, utility cupboard, plumbed for washing machine.

LOUNGE & DINING AREA: 17' 11" x 14' 6" (5.46m x 4.42m) Solid wood floor, door to balcony.





Open plan to . . .

MODERN FITTED KITCHEN: 16' 3" x 6' 7" (4.95m x 2.01m) Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit, integrated Bosch oven, four ring gas hob with Bosch stainless steel extractor fan above, integrated fridge freezer, integrated dishwasher, Bosch microwave, ceramic tiled floor, low voltage spotlights.



BEDROOM (1): 17' 4" x 8' 11" (5.28m x 2.72m) Door to faux balcony, built-in robes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, heated towel rail, low voltage spotlights, extractor fan.



BEDROOM (2): 17' 4" x 8' 11" (5.28m x 2.72m) Built-in robes, drawers and dressing table.

MODERN BATHROOM: White suite comprising low flush wc, wash hand basin, panelled bath with shower over, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, heated towel rail.



Management company

CSM.

Service Charge

£2,534 per annum.

Location:

Driving on Victoria Street past the Albert Clock, Ulster Street is on the right hand side.

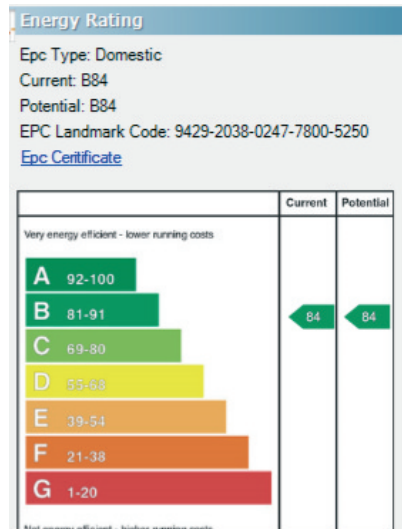
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